City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Ahmad Residence**
Proposal Address:	17160 SE 54th Pl
Proposal Description:	The applicant requests approval of a Critical Areas Land Use Permit to construct a new single-family residence within a steep slope critical area and the toe-of-slope structure setback.
File Number:	**18-110324-LO**
Applicant:	Glen Merkel, Avalon Project, Inc.
Decisions Included:	Critical Areas Land Use Permit (Process II. LUC 20.30P)
Planner:	Peter Rosen, Senior Environmental Planner
State Environmental Policy Act Threshold Determination:	**Exempt**
Director's Decision:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department

Elizabeth Stead, Land Use Director
Development Services Department

Application Date:	March 30, 2018
Notice of Application Publication Date:	April 26, 2018
Decision Publication Date:	March 7, 2019
Project Appeal Deadline:	March 21, 2019

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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Attachments

1. Site Plan – Attached
2. Mitigation Plan - Attached
3. Critical Areas Report – In File
4. Geotechnical Reports – In File

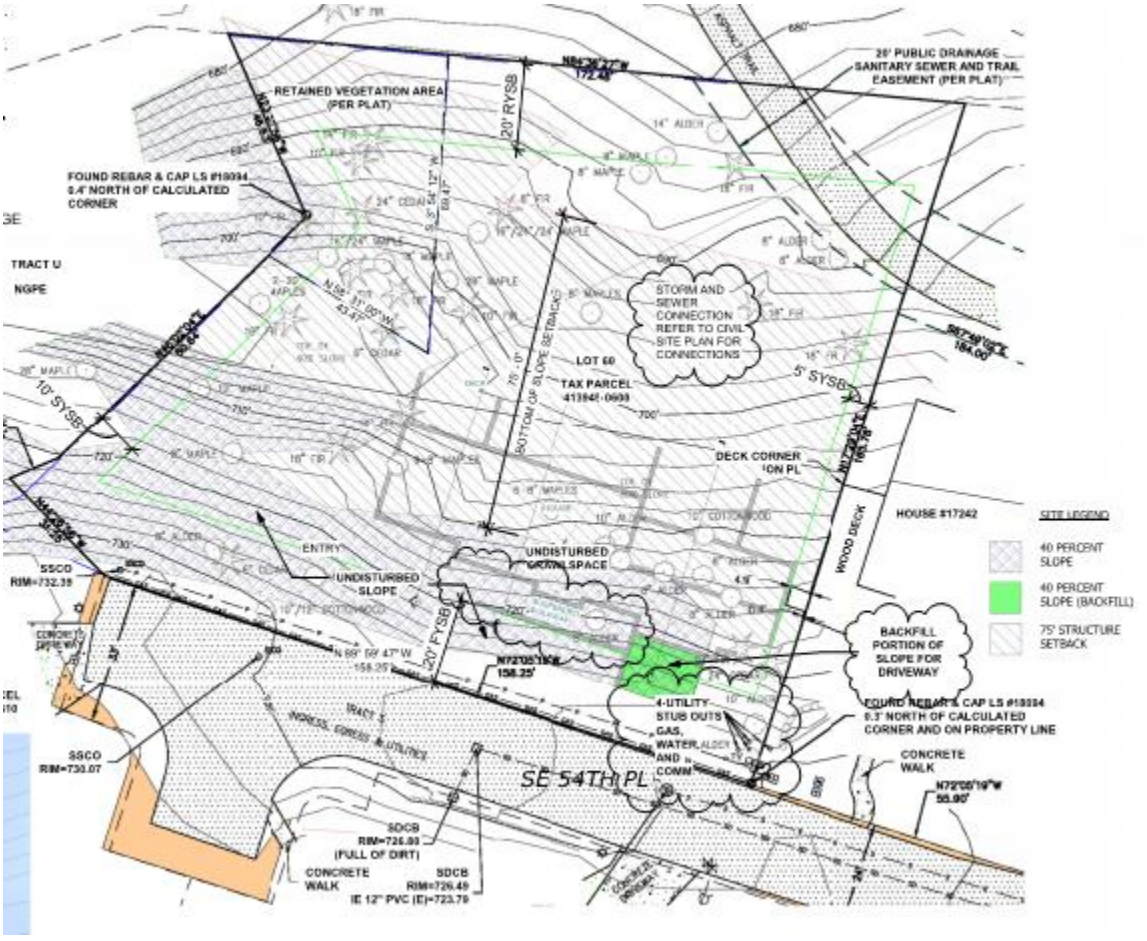
I. Proposal Description

The applicant is requesting approval of a Critical Areas Land Use Permit to construct a new single-family residence located within a steep slope critical area (slopes over 40%) and the 75-foot toe-of-slope structure setback. The subject site is 23,609 square feet in size and is currently undeveloped.

There is a steep slope critical area along the site frontage on SE 54th Pl, as well as a steep slope area identified in the northwest corner of the site within a Retained Vegetation Area (RVA).

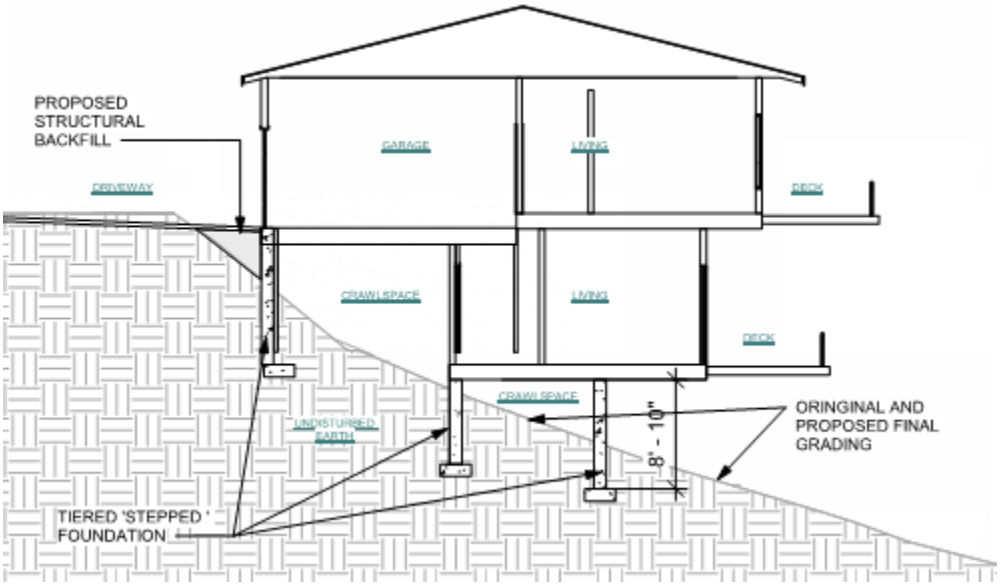
The proposal locates the new residence to access directly off SE 54th Pl, impacting approximately 250 SF of steep slope area along the site frontage and 2,824 SF of the structure setback area from the toe-of-slope. See Figure 1, Site Plan.

Figure 1 – Site Plan



The proposed residence is located up toward the street frontage to provide for a direct driveway access into a street-level garage and a suspended walkway access off the street. The proposed residence is designed to step down the slope with a tiered foundation. Locating the residence near the street frontage and stepping down the slope is consistent with adjacent homes. See Figure 2, Building Section.

Figure 2 – Building Section



The proposal would remove a total of 16 trees from the steep slope and structure setback areas; 12 Red Alder and Black Cottonwood species between 8-10 inches in diameter and 4 Western Red Cedar and Douglas Fir species ranging between 8-18 inches in diameter. The proposal would mitigate for the tree impacts by planting 34 replacement trees; replanting at a 2:1 ratio for the 14 removed trees (28 replacement trees) that are between 8-10 inches in diameter and at a 3:1 ratio for the 2 removed trees over 12 inches in diameter (6 replacement trees). The proposed replacement trees are native species including Western Hemlock, Pacific Yew, and Pacific Dogwood. The replacement trees are located downslope to enhance vegetation around the proposed residence. See Attachment 2, Mitigation Plan.

A Critical Areas Land Use Permit is required per LUC 20.25H.015.B because the proposal involves disturbance and modifications to a steep slope critical area and the toe-of-slope structure setback. A Critical Area Report is required to modify the code standards protecting steep slope areas and to modify the structure setback requirements. The Critical Areas Report must demonstrate that the proposal would result in critical area functions and values that are at least as protective as with the application of the regulations and standards of the code, LUC 20.25H.230.

II. Site Description, Zoning, Land Use and Critical Areas

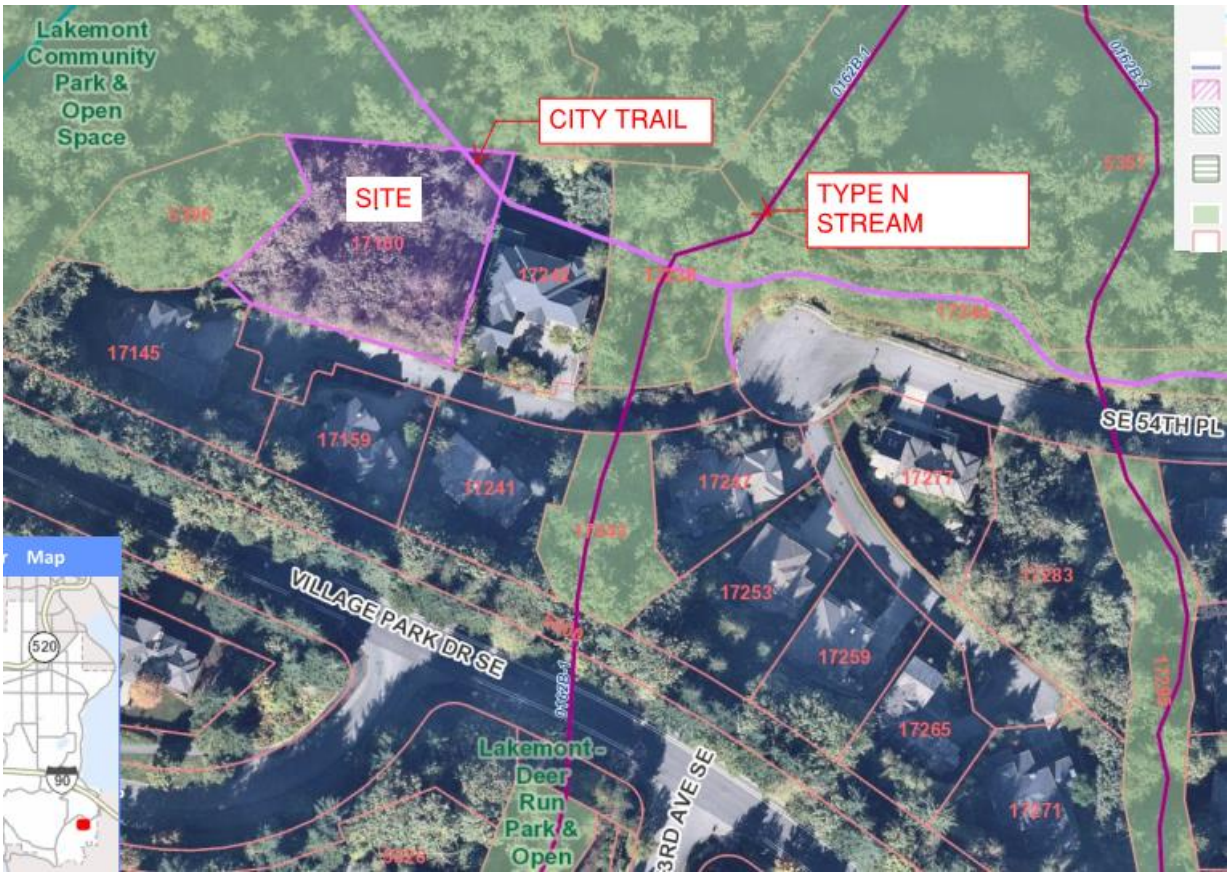
A. Site Description

The project site is located at 17160 SE 54th Pl in the Newcastle subarea. The site is 23,609 SF in size and is currently undeveloped. The proposed residence would be accessed directly from SE 54th Pl, a private drive serving 4 other existing residences off the end of the SE 54th Pl cul-de-sac.

The immediate vicinity of the site is developed with single-family residences. The site is surrounded on the north and west by forested, City-owned Lakemont Community Park & Open Space. There is a 20-foot wide public drainage, sanitary sewer and trail

easement in the northeast corner of the site (see Figure 1, Site Plan). The easement is currently improved with an asphalt trail connecting the neighborhood with the Lakemont Community Park & Open Space (see Figure 3, Site Context). There is also a Retained Vegetation Area (RVA) in the northwest corner of the site. The trail easement and RVA were established when the lot was platted. The proposal would not encroach into or impact the trail easement or RVA.

Figure 3 – Site Context

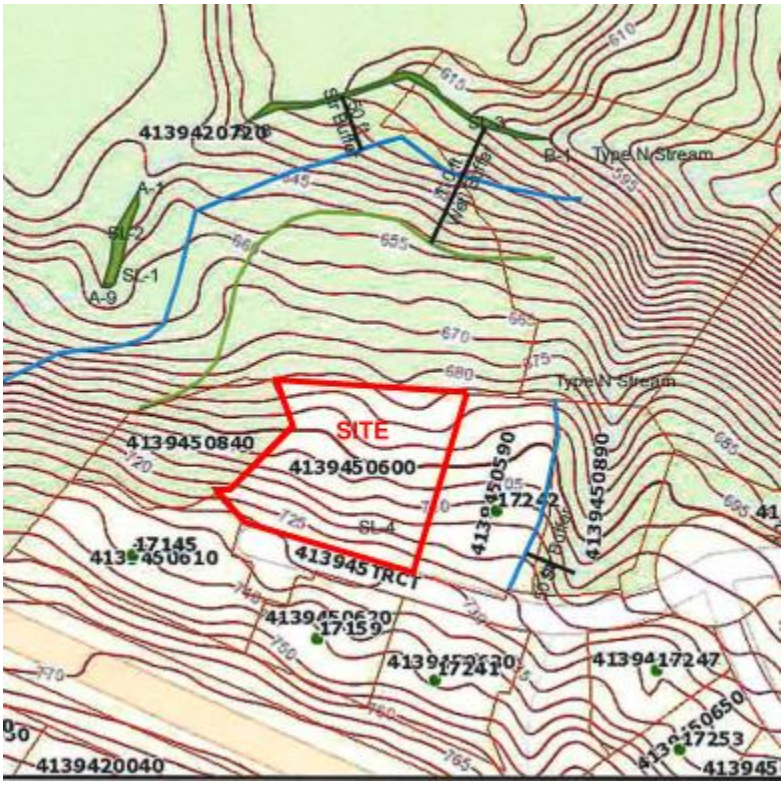


The site is vegetated with native tree species including Western Red Cedar, Douglas Fir, Red Alder, Black Cottonwood and Big-leaf Maple. The largest, most significant trees on the site are downslope of the proposed residence, within or adjacent to the Retained Vegetation Area (RVA) tract, and these trees would not be impacted by the proposed residence. Understory vegetation includes Sword Fern, English Ivy, Himalayan Blackberry and grasses.

The site and surrounding area were evaluated for wetlands and stream features (Critical Area Report, J.S. Jones and Associates, Inc., February 16, 2018). The Critical Areas Report identified 2 off-site wetlands and an off-site Type 'N' non-fish bearing stream. The wetlands are located off-site to the north, within the Lakemont Community Park and Open Space. Wetland A is approximately 170 feet north of the northwest corner of the site and Wetland B approximately 250 feet north of the north parcel boundary. The wetlands were both rated as Category III wetlands requiring a 110-foot wetland buffer. The wetland buffers do not extend onto the subject property. See Figure 4 – Off-Site

Critical Areas. The Type N stream is located to the east of the subject property and is separated from the subject site by a developed lot. The stream buffer (50-feet on undeveloped sites) also does not extend onto the subject site.

Figure 4 – Off-Site Critical Areas



B. Zoning

The property is zoned R-5, a single-family residential zoning district, and is located in the Newcastle subarea. The surrounding area is zoned R-5 with R-20 zoning to the north and east of the site. See Figure 5 – Zoning Map. The site is surrounded on the north and west by City-owned Lakemont Community Park & Open Space. To the south and east of the site is single-family residential zoning and uses.

Figure 5 – Zoning Map

C. Land Use Context

The comprehensive plan designation for this site and the surrounding area is Single-Family Low Density (SF-L). The proposal for a single family residence is consistent with the Land Use designation.

D. Critical Areas Functions and Values

i. Geologic Hazard Areas

LUC 20.25H.120.A.2 defines steep slope areas as those areas that contain slopes of greater than 40%, have a rise of at least 10 feet, and exceed 1,000 SF in area. The applicant has worked with a licensed surveyor and submitted a topographical site survey and site map identifying portions of the property which meet the steep slope criteria and are therefore regulated as a critical area. Regulated steep slopes are protected by a 50-foot top-of-slope buffer and a 75-foot toe-of-slope structure setback (LUC 20.25H.120.B.1 and C.2). The applicant has provided a geotechnical report prepared by a licensed geotechnical engineer.

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in

steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-5 zoning district. The plans demonstrate conformance with zoning dimensional standards, however conformance with all zoning requirements will be verified as part of the required building permit review. **See Conditions of Approval in Section IX of this report.**

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The following sections of the Land Use Code apply to the proposal.

i. Consistency with LUC 20.25H.125 - Performance standards - Landslide hazards and steep slopes.

In addition to generally applicable performance standards set forth in LUC 20.25H.055 and 20.25H.065, development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

A. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

Finding: The proposed residence is stepped down the slope and supported by a tiered foundation, minimizing alterations to the natural contours and conforming to existing topography. See Figure 2 – Building Section.

B. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

Finding: The proposed residence is located within a steep slope critical area but is tiered down the slope to minimize grading and alteration of the steep slope. The steep slope was created and modified by previous road grading and the vegetation is composed of early succession, smaller deciduous trees. Impacts to the steep slope area is unavoidable with locating the residence adjacent to the street access, which is similar

to surrounding residences. Larger native trees are present downslope and will be preserved with siting the residence in the steep slope area. The Building Permit plan submittal shall include tree protection measures to protect existing, retained trees during construction activity. **See Conditions of Approval in Section IX of this report.**

C. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

Finding: According to the geotechnical response letter (Cobalt Geosciences, July 24, 2018), the proposed development would increase slope stability by removing shallow, loose soils that overlie sandstone. Construction of backfilled retaining walls would further stabilize the steep slope areas. The proposal would not result in a need for increased buffers on neighboring properties.

The Land Use Code requires applicants to record a hold harmless agreement for any approvals to modify steep slopes and buffers. A hold harmless agreement is required to be recorded prior to building permit issuance. **See Conditions of Approval in Section IX of this report.**

D. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

Finding: The proposal includes a tiered foundation which function as retaining walls. The use of this design approach minimizes disturbance of the existing natural slope and to avoids increased disturbance with creating graded artificial slopes.

E. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

Finding: Impervious surfaces are limited to what is necessary for development. The proposed residence is situated up toward the street with direct garage access, which minimizes grading and impervious surfaces for a driveway access. Stormwater from impervious surfaces will be collected and discharged downslope of the steep slope area to reduce potential for surficial erosion and slope instability. The stormwater system shall pipe runoff to connect to a catch basin downslope of the steep slope area to reduce the potential for erosion and slope instability. **See Conditions of Approval in Section IX of this report.**

F. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

Finding: The proposed residence is designed with a tiered foundation to step down the steep slope, thereby minimizing topographic modifications. There is no grading of slopes over 40% to create yard area.

G. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

Finding: The foundation walls are tiered down the slope and will be utilized as retaining walls. There are no rockeries or separate, freestanding retaining walls.

H. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

Finding: The building utilizes tiered foundations to step down the steep slope to conform to the existing topography and to minimize topographic modifications.

I. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

Finding: The driveway access to the garage would be constructed over compacted, dense backfill. The project engineer evaluated a bridge structure option but determined it infeasible and less safe due to expected seismic motion , the propensity of the elevated structure to freeze and thaw, and the potential for subtle settlement (Burt Engineering, December 13, 2018).

J. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

Finding: The proposal includes a mitigation plan to replace trees that would require removal for construction of the residence. A total of 16 trees would be removed from the steep slope and structure setback areas and the proposal includes 34 replacement trees (native tree species) interplanted to enhance vegetation around the proposed residence. The mitigation plan also directs removal of invasive plant species including English Ivy and Evergreen Blackberry. The planting would be downslope of the residence and would add forested cover adjacent to the City-owned Lakemont Open Space The mitigation plan also shows the temporary disturbance areas around the building footprint and includes post-construction replanting with groundcover. See Attachment 2, Mitigation Plan.

A final mitigation plan is required to be submitted and approved with the building permit. The final mitigation plan shall be consistent with the approved conceptual mitigation plan. The final mitigation plan shall show general planting locations, plant species, plant quantities and size of plant material, and shall include notes to direct in-fill plantings to minimize impacts to existing trees. The mitigation planting is required to be maintained and monitored for five years. The final mitigation plan shall include performance standards to measure the successful establishment of the mitigation plantings. **See Conditions of Approval in Section IX of this report.**

ii. Consistency with LUC 20.25H.140 – Critical areas report – Additional provisions for landslide hazards and steep slopes.

Geotechnical engineering evaluations (Cobalt Geosciences - Geotechnical Investigation, December 11, 2017 and Responses to City of Bellevue Review Letter, July 24, 2018) have been submitted with the application and includes an assessment of the geological characteristics of the site and project area, an analysis of the proposal and its relationship to the geologic hazards including potential threats to adjacent properties, and safety measures during construction. Construction of the proposed residence would remove a portion of the steep slope area and replace it with building foundation walls that also function as retaining walls. The foundation walls to support the cuts would be engineered for the appropriate lateral earth pressures. The geotechnical consultant states the foundation/retaining wall system will result in better overall slope stability (Cobalt Geosciences - Responses to City of Bellevue Review Letter, July 24, 2018).

To ensure the approved plans are accurately implemented, the geotechnical consultant shall review building plans and observe all aspects of grading, wall construction, drainage installation, foundation placement, and final surfacing to verify the construction meets project specifications discussed in the geotechnical report (see geotechnical reports in file). **See Conditions of Approval in Section IX of this report.**

iii. Consistency with LUC 20.25H.145 – Critical areas report – Approval of modification

Modifications to geologic hazard critical areas and critical area buffers shall only be approved if the Director determines that the modification:

A. Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provisions of this part were not modified;

Finding: The site is underlain by dense/hard, glacially consolidated soils as well as bedrock (sandstone). The geotechnical report concludes the proposal would increase overall slope stability and would not increase the threat of geologic hazards (erosion and steep slopes) on the property or on adjacent properties provided the work is performed during the dry grading season, TESC plans are implemented, and geotechnical oversight is provided during construction. **See Conditions of Approval in Section IX of this report.**

B. Will not adversely impact other critical areas;

Finding: There is a steep slope area within the Retained Vegetation Area (RVA) in the northwest portion of the site. This steep slope area and associated buffer is outside the project disturbance limits and would not be impacted by the proposal.

C. Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;

Finding: According to the geotechnical report, the preliminary slope stability analysis indicates that factors of safety for post-construction will increase over current conditions. The existing steep slope will be modified to a more stable condition. Also, runoff will be managed which will result in a lower erosion potential than what current exists.

D. Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;

Finding: The geotechnical reports (Cobalt Geosciences - Geotechnical Investigation, December 11, 2017 and Responses to City of Bellevue Review Letter, July 24, 2018) were prepared by geotechnical engineers licensed in Washington. The geotechnical consultant has certified the design is safe provided the work is performed during the dry grading season, TESC plans are implemented, and geotechnical oversight is provided during construction. The geotechnical engineer must review the final construction plans for conformance with geotechnical recommendations and provide geotechnical inspection and oversight during project construction. **See Conditions of Approval in Section IX of this report.**

E. The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or critical area buffer will have no adverse impacts on stability of any adjacent slopes, and will not impact stability of any existing structures. Geotechnical reporting standards shall comply with requirements developed by the Director in City of Bellevue Submittal Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements, now or as hereafter amended;

Finding: The geotechnical reports prepared by Cobalt Geosciences, LLC comply with this standard.

F. Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and

Finding: The proposed residence and modifications to the steep slope comply with recommendations of the geotechnical engineer and are required to be incorporated into the house plans with the future building permit. **See Conditions of Approval in Section IX of this report.**

G. The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part. (Ord. 5680, 6-26-06, § 3)

Finding: The steep slope area that would be impacted by construction of the residence was created and modified with the construction of SE 54th Pl. The existing vegetation is

primarily smaller, deciduous early succession trees with low habitat functions and value. The larger trees and conifers downslope of the proposed residence have higher habitat functions and will be preserved. The proposed mitigation, interplanting 34 native species trees, would improve habitat functions over the existing site conditions.

IV. Public Notice and Comment

Application Date:	March 30, 2018
Public Notice (500 feet):	April 26, 2018
Minimum Comment Period:	May 10, 2018

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on April 26, 2018. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

A. Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development and geotechnical report for compliance with Clearing and Grading codes and standards. Clearing and Grading review conditions of approval are included in Section IV below.

VI. State Environmental Policy Act (SEPA)

The proposal for construction of a single family residence is exempt from SEPA review per BCC 22.02.032.

VII. Decision Criteria

A. Consistency with LUC 20.25H.255 – Critical areas report – Decision criteria

General.

Except for the proposals described in subsection B of this section, the Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;

Finding: The proposed residence is located in a steep slope area that has been previously modified by previous adjacent road construction and the proposal would improve the slope stability over current site conditions. Existing vegetation in the impacted area is limited to early successional growth (primarily Red Alder trees between 8-10 inches in diameter) that provides low functions for wildlife

habitat. Proposed mitigation for tree replacement would lead to improved habitat functions than with the application of code regulations and standards.

2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;

Finding: The mitigation planting is required to be monitored for five (5) years. A maintenance surety is required prior to issuance of a building permit for an amount equal to 50% of the estimated cost of planting, maintenance and monitoring for five years**.** A cost estimate for maintenance surety is required to be submitted with the building permit. **See Conditions of Approval in Section IX of this report.**

3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

Finding: There are off-site wetlands and an off-site stream and the buffers from these critical areas are approximately 100 feet from the subject site, see Figure 4. The proposed modifications would not be detrimental to the functions and values of off-site critical areas and buffers.

The proposed tree replacement mitigation would enhance forested vegetation cover improving habitat functions adjacent to the off-site Lakemont Open Space.

4. The resulting development is compatible with other uses and development in the same land use district.

Finding: The subject site is zoned for and surrounded by single family development. The location and design of the proposed residence, adjacent to the street and stepping down the steep slope, is consistent with adjacent homes. The single family home would be compatible with other single family uses and development in the same land use district.

B. Consistency with LUC 20.30P.140 – Critical Areas Land Use Permit – Decision criteria.

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The applicant must obtain a single-family building permit and any associated permits prior to beginning construction. **See Conditions of Approval in Section IX of this report.**

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: The proposal includes a tiered foundation to step the residence down the slope which minimizes modifications to site topography and would stabilize the steep

slope. The design also minimizes the area or limits of disturbance on the site. These design and construction methods would result in the least impact to the steep slope critical area and buffer.

Tree protection measures to protect existing, retained trees during construction activity shall be shown on the building permit submittal. **See Conditions of Approval in Section IX of this report.**

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;

Finding: As discussed in Section III, the applicable performance standards of LUC 20.25H are being met.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

Finding: The proposal will be served by adequate public facilities. The proposed development will comply with all fire code regulations and the stormwater system will connect to existing stormwater infrastructure. The site is accessible from an existing private street, SE 54th Pl.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: The proposal includes a mitigation tree replacement plan and removal of invasive plants consistent with requirements of LUC 20.25H.210. The mitigation plan would result in improved critical area functions over the existing site conditions. The mitigation plan includes restoring temporary disturbance impacts. A final mitigation plan is required with the Building Permit submittal. **See Conditions of Approval in Section IX of this report.**

6. The proposal complies with other applicable requirements of this code.

Finding: As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to construct a new single-family dwelling within a steep slope area and the toe-of-slope structure setback.

Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Building Permit or other necessary development permits within one year of the effective date of the approval.

IX. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code- BCC 20.25H	Peter Rosen, 425-452-5210

The following conditions are imposed under the Bellevue City Code referenced:

1. **Building Permit:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a building permit or other required permits must be submitted and approved. Plans submitted shall be consistent with the activity permitted under this approval.

   Authority: Land Use Code 20.30P.140
   Reviewer: Peter Rosen, Development Services Department

2. **Steep Slope and Structure Setback Modification Limitations:** The modifications to the steep slope and structure setback approved in this report are limited to the approved site plan in Attachment 1. There is no implied approval for future modifications or expansion of any sort within the prescribed critical area or critical area buffer/structure setback. Routine repair and maintenance shall be in accordance with the performance standards set forth in LUC 20.25H.055.

   Authority: Land Use Code 20.25H.230
   Reviewer: Peter Rosen, Development Services Department

3. **Hold Harmless Agreement:** Prior to Building Permit approval, the property owner or his/her agent shall submit a hold harmless agreement releasing the City of Bellevue from any and all liability associated with construction of the residence and associated improvements. The land use division will provide a template to be completed and recorded with King County Department of Assessments.

   Authority: Land Use Code 20.30P.170
   Reviewer: Peter Rosen, Development Services Department

4. **Geotechnical Review:** The project geotechnical engineer must review the final construction plans, including all foundation, retaining wall, and shoring designs. A letter from the geotechnical engineer stating that the plans conform to the recommendations in the geotechnical report and any addendums and supplements must be submitted to the Clearing and Grading section prior to issuance of the construction permit.

   Authority: Clearing & Grading Code 23.76.050
   Reviewer: Tom McFarlane, Development Services Department, Clearing & Grading Section

5. **Geotechnical Inspection:** The project geotechnical engineer must provide geotechnical inspection during project construction, including monitoring and testing of soil cuts and fill, subgrades for foundations and footing, utility trench backfill, and any unusual seepage, slope, or subgrade conditions.

   Authority: Clearing & Grading Code 23.76.050
   Reviewer: Tom McFarlane, Development Services Department, Clearing & Grading Section

6. **Rainy Season Restrictions:** Due to steep slopes on the site, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

   Authority: Bellevue City Code 23.76.093.A,
   Reviewer: Tom McFarlane, Development Services Department, Clearing & Grading Section

7. **Stormwater System:** The stormwater system shall pipe runoff to connect to a catch basin downslope of the steep slope area to reduce the potential for surficial erosion and slope instability.

   Authority: Land Use Code 20.25H.135
   Reviewer: Peter Rosen, Development Services Department

8. **Tree Protection:** The Building Permit plan submittal shall include the tree protection measures to protect existing, retained trees during construction activity.

   Authority: Land Use Code 20.30P.140
   Reviewer: Peter Rosen, Development Services Department

9. **Final Mitigation and Restoration Plan:** A final mitigation plan is required to be submitted and approved with the building permit. The final mitigation plan shall be consistent with the approved conceptual mitigation plan. The final mitigation plan shall show general planting locations, plant species, plant quantities and size of plant material, and shall include notes to direct in-fill plantings to avoid impacting existing trees.

   Authority: Land Use Code 20.25H.220
   Reviewer: Peter Rosen, Development Services Department

10. **Final Mitigation and Restoration Plan Performance Standards:** The final mitigation plan shall include performance standards to measure the successful establishment of the mitigation plantings. The following performance standards are acceptable and shall be included on the final mitigation plans:

    Year 1 (from date of plant installation)
    - 100% survival of all installed plants and/or replanting in following dormant season to reestablish 100%
    - Maximum 10% coverage of invasive plants in planting area

    Year 2 (from date of plant installation)
    - At least 90% survival of all installed material
    - Maximum 10% coverage of invasive plants in planting area

    Year 3, 4, & 5 (from date of plant installation)
    - At least 85% survival of all installed material
    - Maximum 10% coverage of invasive plants in planting area

    Authority: Land Use Code 20.25H.220
    Reviewer: Peter Rosen, Development Services Department

11. **Maintenance and Monitoring Surety:** A financial surety is required to be submitted to ensure the mitigation planting successfully establishes. A maintenance assurance device that is equal to 50% of the cost of plants, installation, and the cost of monitoring is required to be held for a period of five years from the date of successful installation. A cost estimate is required to be provided with the building permit. The financial surety is required to be posted prior to building permit issuance. Release of the surety after the 5-year monitoring period is contingent upon a final inspection of the planting by Land Use Staff that finds the maintenance and monitoring plan was successful and the mitigation meets performance standards.

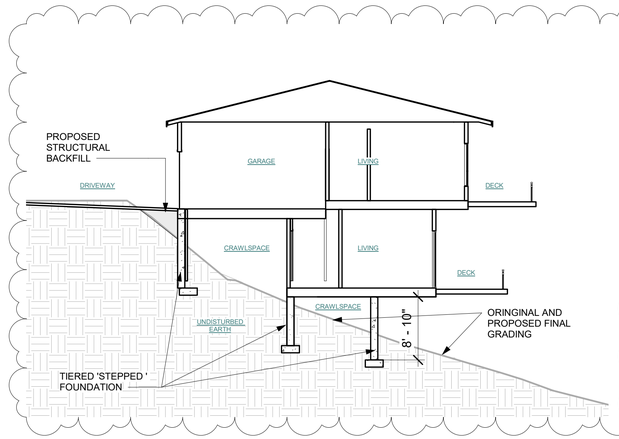
    Authority: Land Use Code 20.25H.220
    Reviewer: Peter Rosen, Development Services Department

12. **Maintenance and Monitoring Reports:** The mitigation planting is required to be maintained and monitored for five years to ensure the plants successfully establish. Annual monitoring reports are required to be submitted to document the plants are meeting approved performance standards. Photos from selected photo points shall be included in the monitoring reports to document the planting. Land Use inspection is required by Land Use staff to end the plant monitoring period.

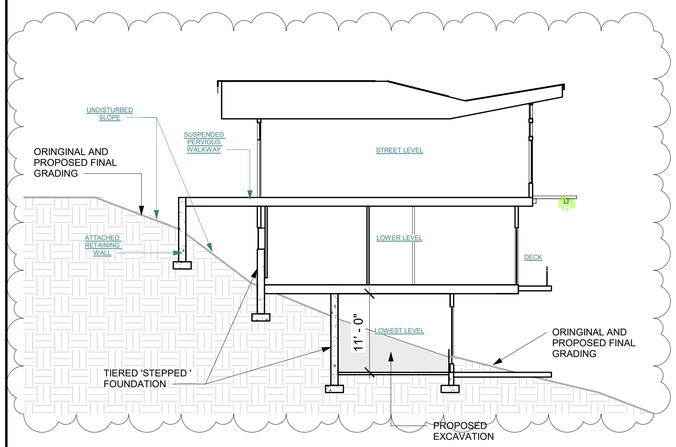
    Reporting shall be submitted no later than December 31st of each monitoring year and shall include a site plan and photos from photo points established at the time of Land Use inspection. Reports shall be submitted to Peter Rosen or Heidi Bedwell by the above listed date and can be emailed to prosen@bellevuewa.gov or mailed directly to:

    Environmental Planning Manager
    Development Services Department
    City of Bellevue
    PO Box 90012
    Bellevue, WA 98009-9012

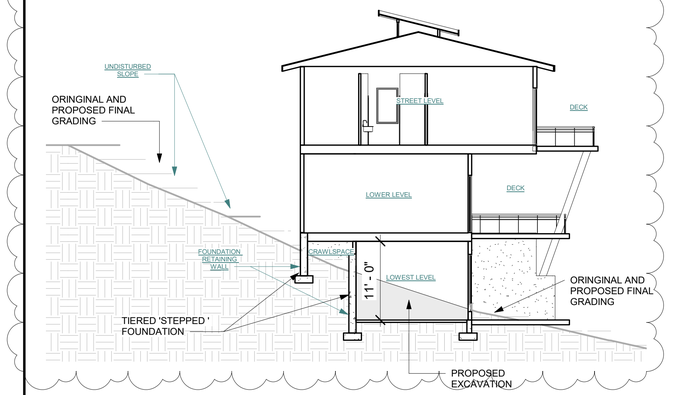
    Authority: Land Use Code 20.30P.140; 20.25H.220
    Reviewer: Peter Rosen, Development Services Department



3 Section 1
1" = 10'-0"



4 Section 2
1" = 10'-0"



5 Section 3
1" = 10'-0"

PROJECT INFORMATION:

ZONING DISTRICT:	R-5
PROPERTY OWNER:	ANEES AND RUKHSANA AHMAD
PARCEL NUMBER:	413945-0600
LOT AREA: (GROSS)	23609 S.F.
CRITICAL AREA (STEEP SLOPE):	5690 S.F.
NET SITE AREA:	17919 S.F.
OCCUPANCY CLASIFICATION:	R-3/U
CONSTRUCTION TYPE:	V-B

STRUCTURAL COVERAGE:

MAX LOT COVERAGE FOR STRUCTURE: 40 PERCENT

PROPOSED STRUCTURE COVERAGE (INCL. OVERHANGS):
3900 S.F. (/ 17919) = 21.76 % (BASED ON NET LOT SF)

(INCLUDING ALL PROPOSED IMPERVIOUS DECK COVERAGE)

IMPERVIOUS SURFACE COVERAGE:

TO BE CALCULATED PER CIVIL SUBMITTAL - GRADING AND DRAINAGE
MAX. 55 PERCENT

FLOOR AREA SUMMARIES:

HEATED FLOOR AREA

LOWER FLOOR:	TBD S.F.
MAIN FLOOR:	TBD S.F.
UPPER FLOOR:	TBD S.F.
(TOTAL) HEATED LIVING AREA(S)	TBD S.F.
GARAGE FLOOR AREA:	TBD S.F.

BASE BUILDING HEIGHT:

35 FEET FROM AVERAGE EXISTING GRADE, 30 FEET FROM AVERAGE FINISH GRADE TO MIDPOINT OF SLOPE. (LUC 20.50.012 B)

LEGAL DESCRIPTION:

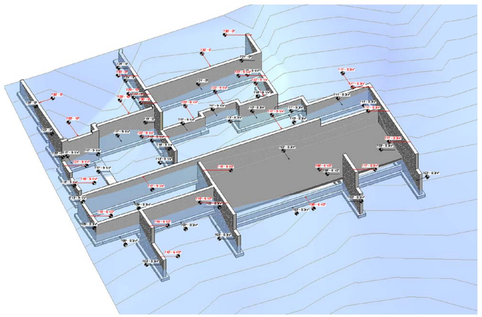
LAKEMONT DIV NO 05

MAIN FF. = 730 FT.
LOWER FF. = 717.75 FT. PROPOSED
LOWEST FF. = 705.5 FT.

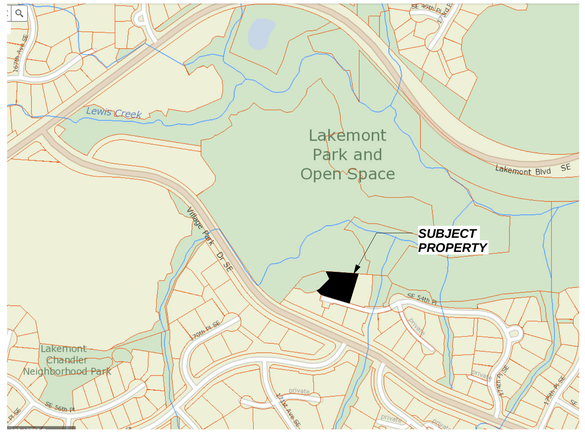
STEEP SLOPE IMPACT: (NO EXISTING STRUCTURE)

AREA OF DISTURBANCE

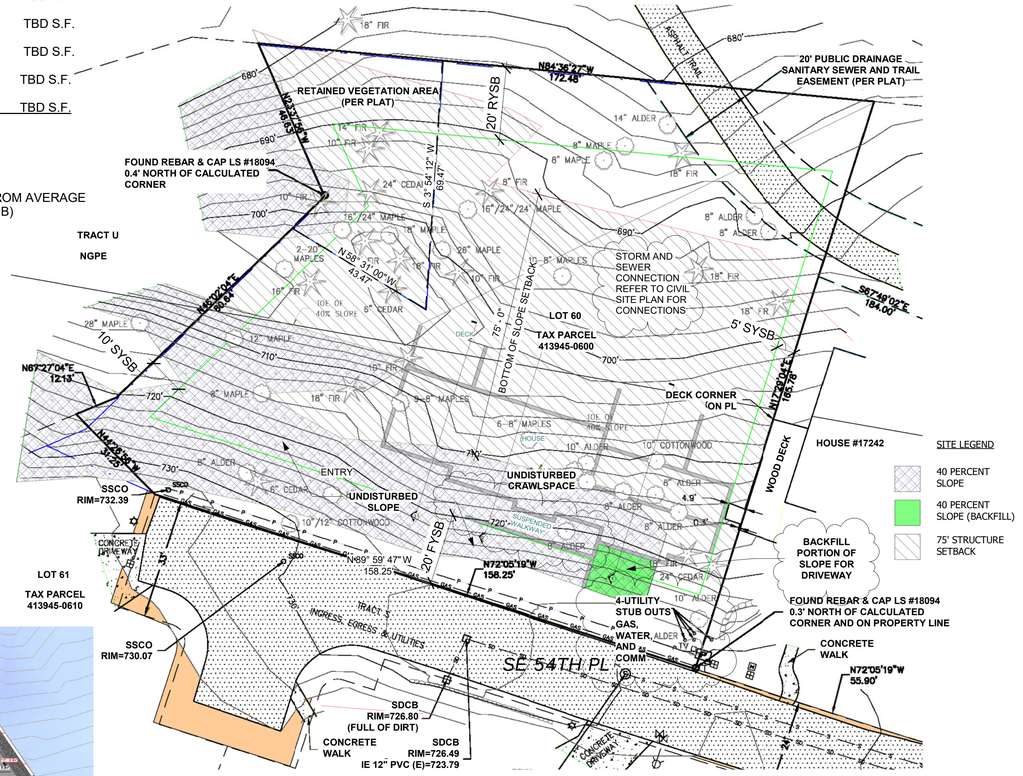
	EXISTING	PROPOSED	CHANGE
STEEP SLOPE	0	250	250
STRUCTURE SETBACK	0	2824	2824
TOTAL IMPACT	0	3074	3074



ATTACHMENT 1 - SITE PLAN



VICINITY MAP
NOT TO SCALE



SITE PLAN
SCALE: 1" = 20' - 0"

AVALON PROJECT

AHMAD RESIDENCE

17160 SE 54TH PL

CRITICAL AREA SITE PLAN

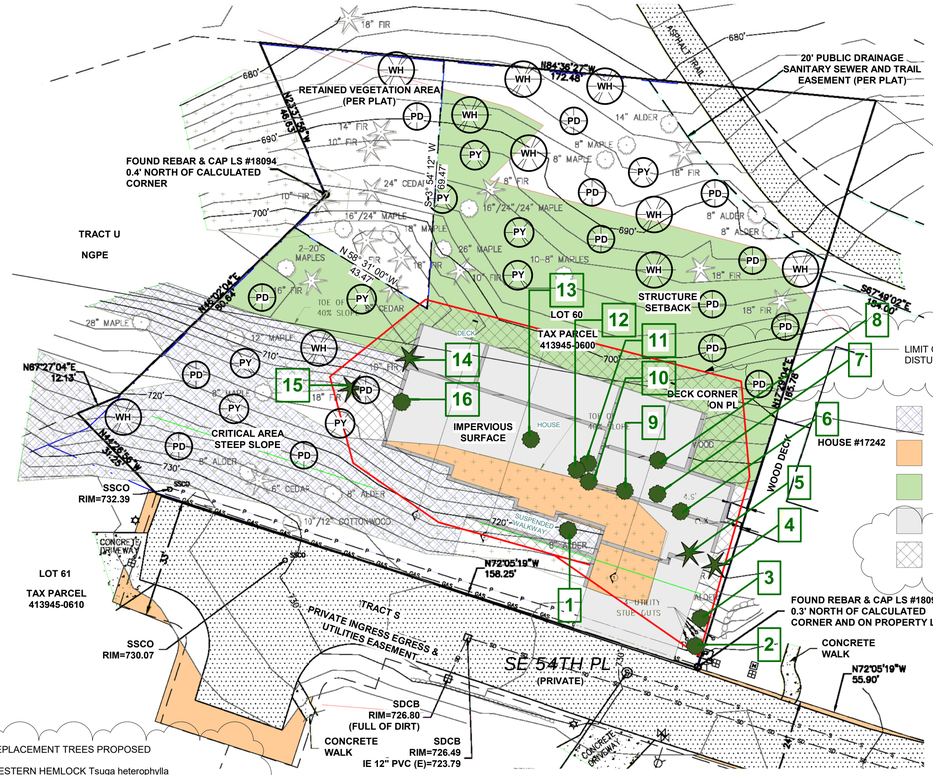
Revision Number	Revision Description	Revision Date
2	PLAN REVIEW 2	11-20-2018
1	PLAN REVIEW 1	9-4-2018

AVALON PROJECT
1603 116TH AVE NE #115
BELLEVUE WA 98004

Client:
ANEES AND RUKHSANA AHMAD

Drawn By: G. Merkel	Sheet SP-1
Date: December 10 -2018	
Scale: As indicated	

ATTACHMENT 2 - MITIGATION PLAN



REPLACEMENT TREES PROPOSED

WH — WESTERN HEMLOCK Tsuga heterophylla

PD — PACIFIC DOGWOOD Cornus nuttallii

PY — PACIFIC YEW Taxus brevifolia

19.120.150 REPLACEMENT TREE SPECIES AND MINIMUM SIZE REQUIREMENTS.

(1) WHERE TREE REPLACEMENT IS REQUIRED IN ORDER TO ACHIEVE MINIMUM TREE UNITS PER ACRE, THE REPLACEMENT TREES SHALL CONSIST OF A MIX OF EVERGREEN AND DECIDUOUS TREES, SUITABLE TO SPECIFIC SITE CONDITIONS.

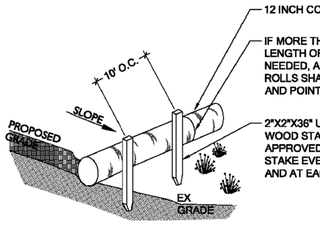
(2) REPLACEMENT TREE SPECIES SHALL BE SELECTED FROM A LIST OF APPROVED TREE SPECIES MAINTAINED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES. ALL SPECIES LISTED ARE SUITED TO THE CLIMATE CONDITIONS FOUND IN THE PACIFIC NORTHWEST. THE LIST IS FOR GUIDANCE ONLY AND IS NOT INTENDED TO BE ALL-INCLUSIVE. OTHER TREE SPECIES MAY BE UTILIZED WHERE APPROPRIATE WHEN RECOMMENDED BY A PROFESSIONAL FORESTER, CERTIFIED ARBORIST, OR LICENSED LANDSCAPE ARCHITECT.

(3) SIZE OF REPLACEMENT TREES. REPLACEMENT TREES SHALL BE EVERGREEN TREES A MINIMUM OF SIX FEET IN HEIGHT AND DECIDUOUS TREES WITH A MINIMUM TWO INCHES CALIPER.

AFTER SITE PREP, ALL AREAS SHALL BE TOP-DRESSED WITH COMPOST, PLANTED, BLANKETED IN MULCH, AND SET-UP WITH TEMPORARY IRRIGATION COVERAGE.

PLANTING AREA MITIGATION / TESC / NOTES

SCALE: 1" = 20' - 0"

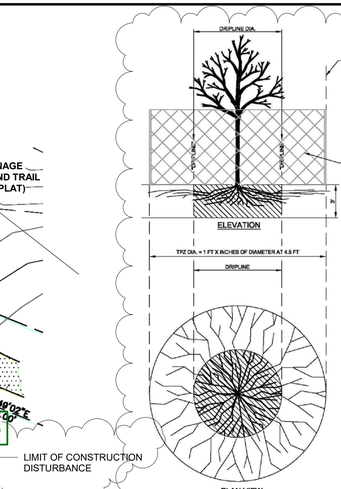


NOTES

1. FILL SOCK WITH "COMPOSTED MATERIAL" PER WAC 173-350-220. BIODEGRADABLE MESH NETTING IS PREFERRED.
2. PLACE COMPOST SOCK ALONG A CONTOUR PERPENDICULAR TO SHEET FLOW.
3. NO TRENCHING IS REQUIRED, DO NOT DISTURB SOIL.
4. ANCHORING: PLACE STAKES ON THE DOWNSLOPE SIDE OF THE SOCK OR THROUGH THE CENTER OF THE SOCK. THE SOCK ENDS SHOULD BE STAKED AND DIRECTED UPSLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SOCK. IF STAKING IS NOT POSSIBLE, RESTORATION CONSULTANT SHALL APPROVE AN ALTERNATIVE MEANS OF STABILIZATION.
5. HEAVY VEGETATION AND EXTREMELY UNEVEN SURFACES SHOULD BE AVOIDED TO ENSURE THAT THE COMPOST FILTER SOCK UNIFORMLY CONTACTS THE GROUND SURFACE. PLACEMENT MAY BE MODIFIED FROM THE PLAN WITH APPROVAL FROM THE RESTORATION CONSULTANT.
6. LOOSE COMPOST MAY BE BACKFILLED ALONG THE UPSLOPE SIDE OF THE SOCK TO FILL THE SEAM BETWEEN THE SOIL SURFACE AND THE SOCK.

MAINTENANCE STANDARDS:

1. INSPECT SOCKS REGULARLY, AND AFTER EACH RAINFALL EVENT, TO ENSURE THEY ARE INTACT AND THE AREA BEHIND THE SOCK IS NOT FILLED WITH SEDIMENT.
2. IF THERE IS EXCESSIVE PONDING BEHIND THE SOCK OR ACCUMULATED SEDIMENTS REACH THE TOP OF THE SOCK, NOTIFY THE RESTORATION CONSULTANT TO VERIFY WHETHER:
   - 2.1. AN ADDITIONAL SOCK SHOULD BE ADDED ON TOP OR IN FRONT OF THE EXISTING SOCK IN THESE AREAS, WITHOUT DISTURBING THE ACCUMULATED SEDIMENT, OR
   - 2.2. IF SEDIMENT SHOULD BE REMOVED.
3. ONCE THE AREA HAS BEEN STABILIZED, VERIFY WITH THE RESTORATION CONSULTANT:
   - 3.1. WHETHER SOCK IS TO BE LEFT IN PLACE OR REMOVED,
   - 3.2. IF ANY SEDIMENT BUILDUP IN FRONT OF THE SOCK SHOULD BE REMOVED.
   - 3.3. IF RE-VEGETATION OF SITE IS NECESSARY.



Tree Protection Zone (TPZ)

- Extends from tree trunk to 1 foot for every inch of trunk diameter measured at 4.5 feet above grade or 6" whichever is greater.
- Protective fencing to remain installed at all times.
- Working within TPZ restricted to City approved personnel and supervised by Project Arborist.
- No storage of equipment or materials within TPZ, or washing of equipment in or within 10' of TPZ.

Tree Protection Fencing

- Minimum 6' chain link fencing installed completely around TPZ consistent with Site Plan. See Tree Protection Detail TP-2.
- Fencing shall have 1.5" steel posts to be briven 2' into the ground no more than 10' apart.
- Tree protection signs shall be posted on fencing no more than 20' apart.
- Apply a 4-6" layer of wood chips 12" from tree trunk.

Dripline

- Extends from trunk to outer canopy edge - Drip Line.
- Absolutely no storage of equipment or materials within Dripline.
- Access restricted based on City approval and Project Arborist supervision required.
- No trenching within Dripline; tunneling must have approval from City.

Root Protection In Tree Protection Zone

- Use/access into TPZ shall be upon approval from City and supervised by Project Arborist.
- Additional layer of 3" gravel and ¾" plywood shall cover Dripline when authorized work being performed in TPZ.
- All wood chips, gravel and plywood to be removed by hand upon project completion.

MARK	SPECIES	DBH (INCHES)	MARK	SPECIES	DBH (INCHES)
1	ALDER	8	9	ALDER	8
2	ALDER	8	10	ALDER	8
3	ALDER	10	11	ALDER	10
4	WESTERN RED CEDAR	8	12	WESTERN RED CEDAR	8
5	DOUGLAS FIR	18	13	DOUGLAS FIR	18
6	ALDER	8	14	ALDER	8
7	ALDER	8	15	ALDER	8
8	COTTONWOOD	10	16	COTTONWOOD	10

NOTE:
1. REFER TO TREE FENCING DETAIL THIS SHEET FOR FENCING AROUND THE CUMULATIVE LIMIT OF DISTURBANCE. THUS PROTECTING ALL TREES OUTSIDE THE LIMIT OF DISTURBANCE.
2. A TREE RETENTION TABLE WILL BE PROVIDED AT BUILDING PERMIT STAGE SHOWING COMPLIANCE WITH BELLEVUE LAND USE CODES FOR SIGNIFICANT TREES.
3. NO CONSTRUCTION ACTIVITY SHALL BE PERFORMED OUTSIDE THE LIMIT OF DISTURBANCE BEFORE, DURING, OR AFTER THE BUILDING PERMIT ISSUED FOR CONSTRUCTION.

TREE REPLACEMENT CALCULATION:

(12) ALDERS AND COTTENWOODS REMOVED REPLACEMENT AT A 2:1 RATIO = 24 REPLACEMENT TREES REQUIRED PLUS 4 OTHER SIGNIFICANT SPECIES AT 2:1 RATIO EQUALS 4 AND (2) DOUGLAS FIR SPECIES TO BE REPLACED AT 3:1 RATIO (6)

A TOTAL OF 34 TREES TO BE REPLANTED AT POST DEVELOPMENT.

REPLACE ALL DISTURBED AREAS POST TREE PLANTING WITH 'WOOD SORREL' GROUND COVER.

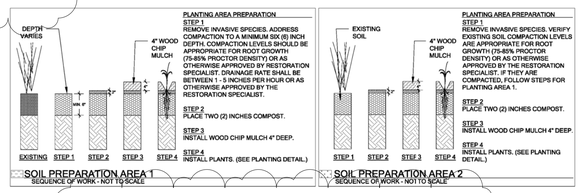
CRITICAL AREA STEEP SLOPE

ALTERED AREA STEEP SLOPE

STRUCTURE SETBACK

IMPERVIOUS SURFACE

MITIGATED RE-VEGETATED AREA GROUNDCOVER PLANTING POST-CONSTRUCTION



SOIL PREPARATION 1 OR 2 CAN BE USED FOR GROUNCOVER PLANTING IN PERIMETER MITIGATE RE-VEGETATED AREA

Achlys triphylla (Vanilla Leaf)

Oxalis oregana Wood Sorrel

(NOXIOUS WEED MITIGATION IF REQUIRED AFTER POST CONSTRUCTION)

NOXIOUS WEED REMOVAL & CONTROL

REMOVE ENGLISH IVY:

1. PHYSICALLY REMOVE ALL ENGLISH IVY VINES AND ROOTS FROM THE PLANTING AREA.
2. IVY CAN RESPROUT FROM BELOW-GROUND PORTIONS, SO ALL ROOTS SHALL BE GRUBBED OUT. AROUND SIGNIFICANT VEGETATION TO REMAIN, IVY SHALL BE GRUBBED OUT BY HAND TO MINIMIZE DISRUPTION TO ADJACENT ROOTS.
3. IVY SHALL BE CUT AROUND THE BASE OF EACH TREE, TO PREVENT THE IVY FROM GIRDLING THE TREES. REMOVE STANDING VINES FROM THE FIRST 8' OF EVERY TREE TRUNK THAT CONTAINS ANY IVY.
4. AFTER IVY HAS BEEN REMOVED, AREA SHOULD BE MULCHED AND OR PLANTED PER PLAN.
5. DISPOSE OF REMOVED MATERIAL OFF SITE.

REMOVE HIMALAYAN/EVERGREEN BLACKBERRY:

1. CUT ABOVE GROUND PORTION OF BLACKBERRY AND REMOVE OFFSITE. ENSURE THAT NO NATIVE PLANTS ARE REMOVED.
2. CANES SHALL BE REMOVED FROM CANOPY OF TREES TO REMAIN TO THE EXTENT FEASIBLE AS DETERMINED BY THE RESTORATION SPECIALIST.
3. DIG UP OR PULL THE REMAINING ROOT BALL. ENSURE THAT NO NATIVE PLANT ROOTS ARE DAMAGED.
4. REPLACE ANY DIVOTS CREATED WHEN REMOVING THE PLANT WITH APPROVED TOPSOIL.
5. ALL CANES SHALL BE CUT BACK AND REMOVED WITHIN THE TEN (10) FEET ADJACENT TO THE PLANTING AREA, INCLUDING TREE CANOPY. CANES SHALL BE PULLED AND REMOVED OFF-SITE.
6. REVEGETATE PER PLANTING PLAN. COVER WITH WOOD CHIP MULCH FOUR INCHES DEEP.
7. MONITOR SITE THROUGHOUT GROWING SEASON FOR EMERGING CANES AND GRUB OUT AND REMOVE ANY NEW PLANTS. CONTINUE TO CUT BACK CANES TEN (10) FEET FROM THE PLANTING AREA.

DEMO & TESC NOTES

CONSTRUCTION ACCESS

LIMIT ACCESS POINTS TO THE MITIGATION AREA. CONSULT WITH RESTORATION SPECIALIST TO ESTABLISH APPROPRIATE STAGING AREAS. CONSTRUCTION ACCESS OR STAGING SHALL AVOID AND/OR MINIMIZE DAMAGE TO EXISTING VEGETATION AND THEIR ROOT ZONES TO THE GREATEST DEGREE POSSIBLE. UPON COMPLETION, ACCESS AND STAGING AREAS SHALL BE RESTORED TO ORIGINAL CONDITION.

CONSTRUCTION EQUIPMENT

NEARLY THE ENTIRE MITIGATION PLANTING AREA IS LOCATED IN THE CRITICAL ROOT ZONE OF EXISTING TREES. NO CONSTRUCTION EQUIPMENT SHALL BE USED WITHIN THE MITIGATION AREA.

OVERCLEARING

IF CRITICAL AREA BUFFER IS OVERCLEARED, EXTEND PLANTING AREA AND REPLICATE PLANTING AREA LAYOUT AND SOIL PREPARATION SEQUENCE OF WORK.

GENERAL SOIL PREPARATION FOLLOWING DEMO WORK

AFTER REMOVAL OF NON-NATIVE MATERIAL AND ROUGH GRADING HAS OCCURRED, REPLACE ANY SOIL LOST THROUGH DEBRIS REMOVAL WITH APPROVED TOPSOIL SO THAT GRADES ARE CONSISTENT WITH ADJACENT AREAS AND THERE ARE NO DIVOTS. SEE STANDARD NOTE #9 THIS SHEET REGARDING EXPOSED SOILS. IF AREA IS NOT PLANTED IMMEDIATELY AFTER SOIL PREP, COVER SITE WITH WOOD CHIP MULCH BLANKET PER PLAN.

COMPACTED SOILS IN CRITICAL ROOT ZONE

THE EXISTING FOOTPATH IN THE MITIGATION AREA SHALL BE DECOMPACTED BEFORE PLANTING. CONTRACTOR SHALL ADDRESS COMPACTION WITH A METHOD APPROVED BY THE RESTORATION SPECIALIST SUCH AS CORE AERATION, VERTICAL MULCHING, OR AIR EXCAVATION. DECOMPACTION SHALL BE TO A MINIMUM SIX (6) INCH DEPTH.

STANDARD NOTES FOR EROSION CONTROL PLANS

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) *CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE*, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES (DSD) PRIOR TO CONSTRUCTION.

   IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
7. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
9. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
12. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
14. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE *INTERNATIONAL RESIDENTIAL CODE (IRC)* R401.3.

AVALON PROJECT

AHMAD RESIDENCE

17160 SE 54TH PL

MITIGATION PLAN

Revision Number	Revision Description	Revision Date
2	PLAN REVIEW 2	11-20-2018
1	PLAN REVIEW 1	9-4-2018

AVALON PROJECT
1603 116TH AVE NE #115
BELLEVUE WA 98004

Client:

ANEES AND RUKHSANA AHMAD

Drawn By: G. Merkel	Sheet M1
Date: December 10 -2018	
Scale: 1" = 20'-0"	